



DESIGN COMMISSION
MONDAY, NOVEMBER 25, 2013 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Current Commission Members

_____ Dean Almy (DA) – Chair	_____ Juan E. Cotera (JC)
_____ Evan Taniguchi (ET) – Vice Chair	_____ James Shieh (JS)
_____ Hope Hasbrouck (HH) – Secretary	_____ Jeannie Wiginton (JW)
	_____ Bart Whatley (BW)
	_____ Jorge E. Rousselin (COA – PDRD) Staff Liaison

AGENDA

Please note: Posted times are for time-keeping purposes only. The Commission may take any item(s) out of order and no express guarantee is given that any item(s) will be taken in order or at the time posted.

	Approx. time
CALL TO ORDER AND ROLL CALL	6:00 PM
1. CITIZEN COMMUNICATION: GENERAL The first five speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.	6:00 PM
2. APPROVAL OF MINUTES (Discussion and Possible Action) a. Discussion and possible action on the October 28, 2013 Design Commission meeting minutes; b. Discussion and possible action on the November 14, 2013 Executive Committee meeting minutes; c. Discussion and possible action on the September 6, 2013 Design Commission special-called meeting minutes; d. Discussion and possible action on the September 20, 2013 Design Commission special-called meeting minutes; e. Discussion and possible action on the July 15, 2013 Design Commission special-called meeting minutes; f. Discussion and possible action on the January 25, 2013 Executive Committee meeting minutes.	6:15 PM

3. NEW BUSINESS (Discussion and Possible Action): a. Discussion and possible action on the Aspen Heights Apartments schematic submittal located at 8 th Street and Nueces St. seeking support for the project and review for substantial compliance with the Urban Design Guidelines for Austin. (Brett Rhode, Rhode Partners).	6:30 PM
4. OLD BUSINESS (Discussion and Possible Action) a. Discussion and possible action on reorganizing all Design Commission working groups and liaisons to streamline process for efficiency.	7:00 PM
5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action) a. Standing Committees Reports; b. Working Group Reports; c. Liaison Reports; d. Appointment of Committee/Working Group members by Chair.	7:45 PM
6. STAFF BRIEFINGS: None	7:50 PM
7. FUTURE AGENDA ITEMS a. Transportation Criteria Manual Revisions	7:50 PM
8. ANNOUNCEMENTS a. Chair Announcements; b. Items from Commission Members; and c. Items from City Staff.	7:55 PM
ADJOURNMENT	8:00 PM

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 3 days before the meeting date. Please contact Annie Pennie in the Planning and Development Review Department, at annie.pennie@austintexas.gov or (512) 974-1403, for additional information. TTY users route through Relay Texas at 711.

Design Commission Committees, Working Groups, and Liaisons

Committees

1. Bylaws/Policies & Procedures Committee: Wiginton (Chair), Cotera, Whatley
2. Executive Committee: Shieh (Chair), Almy, Taniguchi

Working Groups

1. Project Review Working Group: Refer to rotating list
2. Comprehensive Plan Working Group: Taniguchi (Chair), Whatley, Hasbrouck
3. Non-Urban Project Review Working Group: Shieh (Chair), Whatley, Taniguchi
4. Urban Design Guidelines Working Group: Cotera (Chair), Shieh, Almy
5. Urban Open Space Working Group: Whatley (Chair), Hasbrouck, Wiginton
6. Nomination Working Group: Cotera (Chair), Shieh, Wiginton
7. Education and Outreach Working Group: Hasbrouck (Chair), Cotera, Wiginton
8. Infrastructure Design Guidelines:
 - a. Synthesis Working Group: Hasbrouck and Wiginton
 - b. Overview Working Group: Almy and Hasbrouck
 - c. Background Working Group: Taniguchi and Hasbrouck
 - d. Values and Vision Working Group: Cotera and Almy
 - e. Guidelines Working Group: Whatley and Shieh
 - f. Process Working Group: Wiginton and Shieh

Design Commission Liaisons

1. Affordable Housing Liaison: Wiginton
2. Downtown Comm. Liaison / Downtown Austin Plan: Whatley
3. TOD Liaison: Shieh
4. East Riverside Master Plan: Shieh
5. Airport Boulevard Redevelopment Initiative: Whatley
6. South Shore Waterfront SDAT: Almy
7. Imagine Austin Comprehensive Plan: Taniguchi
8. Downtown Wayfinding: Taniguchi

Design Commission Staff Liaison:

Jorge E. Rousselin, Development Services Process Coordinator
Urban Design, Planning and Development Review Department
City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704
Phone: (512) 974-2975 ■ Fax: (512) 974-2269 ■ E-mail: jorge.rousselin@austintexas.gov

Resources:

1. The Urban Design Guidelines for Austin can be accessed here:
[Urban Design Guidelines for Austin.](#)
2. Design Commission backup may be accessed here: [Design Commission Backup.](#)



DESIGN COMMISSION
MONDAY, NOVEMBER 25, 2013 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

ADDENDUM

The following items was inadvertently left off the agenda

4. OLD BUSINESS (Discussion and Possible Action) <ul style="list-style-type: none">b. Discussion and possible action on timeline and related documents for accomplishing Design Guidelines for infrastructure projects as directed by City Council Resolution No.: 20120816-060.c. Discussion and possible action on process for evaluating projects seeking review for substantial compliance of the Urban Design Guidelines for Austin under the Density Bonus Program for Downtown.	7:00 PM
--	----------------

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 3 days before the meeting date. Please contact Annie Pennie in the Planning and Development Review Department, at annie.pennie@austintexas.gov or (512) 974-1403, for additional information. TTY users route through Relay Texas at 711.



DESIGN COMMISSION
MONDAY, OCTOBER 28, 2013 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Current Commission Members

☐ P James Shieh (JS) – Chair
☐ A Dean Almy (DA) – Vice Chair
☐ P Evan Taniguchi (ET) – Secretary

☐ P Juan E. Cotera (JC)
☐ P Jeannie Wiginton (JW)
☐ A Bart Whatley (BW)
☐ P Hope Hasbrouck (HH)

☐ P Jorge E. Rousselin (COA – PDRD)
Staff Liaison

*Excused Absence

Meeting Minutes

Call to order by: Chair J. Shieh @ 6:05 pm

Roll Call: D. Almy; B. Whatley not present

1. CITIZEN COMMUNICATION: None

2. APPROVAL OF MINUTES (Discussion and Possible Action)

- a. Discussion and possible action on the September 23, 2013 Design Commission meeting minutes.
The motion to approve the minutes as drafted made by E. Taniguchi; Second by J. Wiginton was approved on a vote of [5-0]. [D. Almay; B. Whatley not present].

3. NEW BUSINESS (Discussion and Possible Action)

- a. Discussion and possible action on the 2014 Design Commission meeting schedule.
The motion to accept schedule as presented made by J. Wiginton; Second by J. Shieh was approved on a vote of [5-0]. [D. Almay; B. Whatley not present]

- b. Election of Design Commission Officers for the next year.
The commission discussed nominations for officers and the following were proposed:
Chair: D. Almy
Vice Chair: E. Taniguchi
Secretary: H. Hasbrouck

The motion to accept nominations as presented made by J. Shieh; Second by J. Cotera was approved on a vote of [5-0]. [D. Almy; B. Whatley not present]

4. OLD BUSINESS (Discussion and Possible Action)

- a. Discussion and possible action on draft work plan to craft Design Guidelines for infrastructure projects as directed by City Council Resolution No: 20120816-060.

Summary of next steps and report from Google Fiber Meeting and what to discuss at the next meetings with Google.

Agree to designate working group to work with commissioners to assist with items E through M.

No action by commission

5. COMMITTEE AND WORKING GROUP REPORTS (Discussion and Possible Action)

- a. Standing Committees Reports: **None**
- b. Working Group Reports: **None**
- c. Liaison Reports: **None**
- d. Appointment of Committee/Working Group members by Chair: **Principles working group: E. Taniguchi; B. Whatley; D. Almy**

6. STAFF BRIEFINGS: None

7. FUTURE AGENDA ITEMS: TCM rewrite (Gary Schatz)

8. ANNOUNCEMENTS

- a. Chair Announcements: **None**
- b. Items from Commission Members: **H. Hasbrouck: See Terrell @ UT Campus**
- c. Items from City Staff: **None**

ADJOURNMENT by consensus at: 7:27 PM



**DESIGN COMMISSION EXECUTIVE COMMITTEE
THURSDAY, NOVEMBER 14, 2013 9– 10 AM
ONE TEXAS CENTER ROOM 560 – 5TH FLOOR
505 BARTON SPRINGS RD., AUSTIN, TEXAS 78704**

Executive Committee Members

 P Dean Almy (DA) – Chair

 P Evan Taniguchi – Vice Chair (ET)

 P Hope Hasbrouck– Secretary (HH)

 P Jorge E. Rousselin, Staff Liaison
COA-PDRD

Meeting Minutes

CALL TO ORDER by Chair Almy at 9:07 AM

1. CITIZEN COMMUNICATION: None

2. NEW BUSINESS (Discussion and possible action)

- a. Discussion and possible action on next year's agenda
The Committee reviewed the 2012 annual report and discussed items to consider including in the 2013 report.
No action by the Committee
- b. Discussion and possible action on Completion of the infrastructure guidelines;
This item was postponed to the November 21, 2013 meeting of the Executive Committee by consensus.
- c. Discussion and possible action on Design Commission Working Group structure.
The Committee discussed current Working Group structure and ways to improve Design Commission efficiency by streamlining the working groups.

The recommended structure is as follows:

1. Planning and Urban Design Working Group
2. Architecture and Development Working Group
3. Landscape and Infrastructure Working Group
4. Public Engagement Working Group

The motion to recommend to the Design Commission to reorganize all working groups and liaisons as presented and to consider reorganizing Commission liaisons according to new working group structure in order to streamline process and efficiency made by D. Almy; second by H. Hasbrouck was approved on a vote of [3-0].

3. **ANNOUNCEMENTS:** Next meeting of the Design Commission Executive Committee will be on November 21, 2013 at 2:30 PM

ADJOURNMENT at 10:22 AM by consensus.

DRAFT



**DESIGN COMMISSION
SPECIAL-CALLED MEETING
FRIDAY, SEPTEMBER 6, 2013 8:00 AM
ONE TEXAS CENTER ROOM 500
505 BARTON SPRINGS RD., AUSTIN, TEXAS 78704**

Current Commission Members

☐ P ☐ James Shieh (JS) – Chair
☐ EA ☐ Dean Almy (DA) – Vice Chair
☐ P ☐ Evan Taniguchi (ET) – Secretary

☐ P ☐ Juan E. Cotera (JC)
☐ P ☐ Jeannie Wiginton (JW)
☐ P ☐ Bart Whatley (BW)
☐ A ☐ Hope Hasbrouck (HH)

☐ P ☐ Jorge E. Rousselin (COA – PDRD)
 Staff Liaison

*EA= Excused Absence

Meeting Minutes

CALL TO ORDER by Chair Shieh at 8:25 AM. [D. Almy and H. Hasbrouck not present]

1. CITIZEN COMMUNICATION: None

[J. Wiginton arrived at 6:10 PM].

2. OLD BUSINESS (Discussion and Possible Action)

Discuss and possible action on the creation of Infrastructure Recommendations and to create a working group to complete the recommendations document.

Update given by Commissioner Taniguchi and Commissioner Whatley on meeting with Council Member Morrison with emphasis on areas of critical concern.

Discussion moved on to areas of critical concern and how such can be summarized into a document to be provided to interested applicants addressing issues mostly addressed by the Commission.

The Chair appointed E. Taniguchi, B. Whatley, and D. Almy to a working group to finalize recommendations to the document with direction to develop cross-section. No further action taken by the Commission.

ADJOURNMENT by consensus at 9:35 AM



**DESIGN COMMISSION
SPECIAL-CALLED MEETING
FRIDAY, SEPTEMBER 20, 2013 8:30 AM
ONE TEXAS CENTER ROOM 500
505 BARTON SPRINGS RD., AUSTIN, TEXAS 78704**

Current Commission Members

<input type="checkbox"/> P James Shieh (JS) – Chair	<input type="checkbox"/> P Juan E. Cotera (JC)
<input type="checkbox"/> P Dean Almy (DA) – Vice Chair	<input type="checkbox"/> P Jeannie Wiginton (JW)
<input type="checkbox"/> P Evan Taniguchi (ET) – Secretary	<input type="checkbox"/> P Bart Whatley (BW)
	<input type="checkbox"/> A Hope Hasbrouck (HH)
	<input type="checkbox"/> P Jorge E. Rousselin (COA – PDRD) Staff Liaison

Meeting Minutes

CALL TO ORDER by Chair Shieh at 8:40 AM.

[J. Wiginton not arrived yet]; [B. Whatley and H. Hasbrouck not present]

1. CITIZEN COMMUNICATION: None

[J. Wiginton not arrived at 8:45 AM]

2. OLD BUSINESS (Discussion and Possible Action)

Discuss and possible action on the latest created Infrastructure Guideline materials as directed by City Council Resolution No.: 20120816-060.

Update given by Commissioner Taniguchi on draft documentation prepared for follow-up meeting with Council Member Morrison and Google Fiber and discussion on short and long-term purpose of document.

Commission agreed to review draft document and come prepared to discuss issues related to the Google Fiber proposed “huts” for Monday, September 23, 2013.

No action taken by the Commission.

ADJOURNMENT by consensus at 9:18 AM



**DESIGN COMMISSION
SPECIAL-CALLED MEETING
MONDAY, JULY 15, 2013 6:00 PM
AUSTIN CITY HALL, EXECUTIVE SESSION ROOM 1027
301 W. SECOND STREET, AUSTIN, TEXAS 78701**

Current Commission Members

☐ P ☐ James Shieh (JS) – Chair
☐ P ☐ Dean Almy (DA) – Vice Chair
☐ P ☐ Evan Taniguchi (ET) – Secretary

☐ P ☐ Juan E. Cotera (JC)
☐ P ☐ Jeannie Wiginton (JW)
☐ P ☐ Bart Whatley (BW)
☐ P ☐ Hope Hasbrouck (HH)

☐ P ☐ Jorge E. Rousselin (COA – PDRD)
Staff Liaison

Meeting Minutes

CALL TO ORDER by Chair Shieh at 6:08 PM. [J. Wiginton not arrived yet]

1. CITIZEN COMMUNICATION: None

[J. Wiginton arrived at 6:10 PM].

2. OLD BUSINESS (Discussion and Possible Action)

Discussion and possible action on Design Guidelines for infrastructure projects as directed by City Council Resolution No.: 20120816-060.

Draft action letter read into the record by Chair Shieh.

The motion to approve letter as drafted and read into the record made by J. Shieh, Second by E. Taniguchi was approved on a vote of [7-0].

Discussion continued on infrastructure design guidelines outline format and categories.

No further action taken by the Commission.

ADJOURNMENT by consensus at 8:06 PM



**DESIGN COMMISSION EXECUTIVE COMMITTEE
FRIDAY, JANUARY 25, 2013 9 AM – 10 AM
ONE TEXAS CENTER ROOM 560 – 5TH FLOOR
505 BARTON SPRINGS RD., AUSTIN, TEXAS 78704**

Executive Committee Members

 P James Shieh (JS) – Chair
 P Dean Almy – Vice Chair (DA)

 P Evan Taniguchi – Secretary (ET)

 P Jorge E. Rousselin, Staff Liaison
COA-PDRD

Meeting Minutes

CALL TO ORDER by Chair Shieh at 9:08 AM

1. CITIZEN COMMUNICATION: None

2. APPROVAL OF MINUTES (Discussion and possible action)

- a. Discussion and possible action on the June 22, 2012 Executive Committee meeting minutes.

The motion to approve the minutes as drafted made by E. Taniguchi, Second by D. Almy was approved on a vote of [3-0].

3. NEW BUSINESS (Discussion and possible action)

- a. Discussion of the 2013 Design Commission Annual Work Plan
b. Discussion and possible action on Phase I of the Infrastructure Design Guidelines

Items (a) and (b) were taken discussed together:

- a. Discussion on the Annual Work Plan was held addressing previous draft submitted with emphasis on information to provide.
b. Discussion on Phase I of the Infrastructure Guidelines outlined areas of discussion and how to define infrastructure projects that define the public realm. Specifically which projects should the guidelines address and how such projects will be evaluated.
The Committee took no action and referred the above items to the full Commission for review and action.

4. ANNOUNCEMENTS: None

ADJOURNMENT by consensus at 10:13 AM



City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: Aspen Heights Apartments		
Project Location/Address: 8th & Nueces, Austin , TX		
Applicant: Aspen Heights	Property Owner: Same as applicant	
Mailing Address: 1301 South Capital of Texas Hwy #201	Mailing Address:	
Phone Number: 512-583-9000	Phone Number:	
Project Architect/Engineer: Brett Rhode	Project Start Date: Spring 2014	Project End Date: 2015
Mailing Address: 515 Congress Ave #1600	Phone Number: 512-473-0923 x201	
Is project subject to redevelopment site plan or zoning application approvals? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Anticipated Dates of Action Density Bonus Program Dec 2013 Planning Commission NA City Council NA	
Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) : <p>DESCRIPTION: Proposed project is a 22 story apartment building with 5 levels of parking and 16 levels of residential space. Total proposed GSF of 213,800 sf includes 201 units (70% 1 BR and 30% 2 BR). The building spans the full width of the block between Nueces and San Antonio Streets and both street frontages are activated with lobbies and live-work units. All adjacent sidewalks will be upgraded per Great Streets standards. Maximum building height is 200'. Building to achieve a minimum Austin Energy Green Building 2 star rating.</p> <p>ZONING: All parcels on the site are currently zoned for an FAR of 5:1 and 120' height. Additional height and density have been incorporated through the following:</p> <ol style="list-style-type: none"> 1. A portion of the site is eligible for an FAR and height increase to 8:1 and 200' under the Downtown Density Bonus Program. The project has been submitted for Design Commission review as part of satisfying the gatekeeper requirements for that bonus program. 2. Excess FAR from the adjacent historic property has been assigned to this project through a unified development agreement including the entire half block. <p>Proposed FAR: With the addition of the density bonus area and the excess FAR from the adjacent historic property the total proposed FAR is 5.8.</p>		
Is Alternative Equivalent Compliance (AEC) requested for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please refer to following page		
Current Status of Submittal: <input type="checkbox"/> Conceptual <input checked="" type="checkbox"/> Schematic <input type="checkbox"/> Design Development		
Do you have a copy of the Urban Design Guidelines for Austin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, please see: http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf		
Please fill in the subsequent information on the following pages.		



City of Austin
Design Commission – Project Submittal Consideration Sheet (Continued)

Relate the project to applicable items addressed in the Urban Design Guidelines for Austin. For an explanation of each guideline, please review the document at:
http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf

ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)

Is AEC being requested for this project? ☐ Yes ☒ No

If yes, please explain nature of request including alternatives offered and entitlements sought. Attach additional page if necessary.

AREA WIDE GUIDELINES

1. Create dense development

☒ incorporated, ☐ need input, ☐ N/A PROJECT MEETS CITY'S INTENT OF DENSE DEVELOPMENT DOWNTOWN

2. Create mixed-use development

☐ incorporated, ☐ need input, ☒ N/A PROJECT IS 100% RESIDENTIAL WITH LIVE-WORK UNITS AT GROUND LEVEL TO CREATE VARIETY AND ACTIVITY AT STREET LEVELS.

3. Limit development which closes downtown streets

☒ incorporated, ☐ need input, ☐ N/A NO STREET CLOSURES ARE PROPOSED.

4. Buffer neighborhood edges

☒ incorporated, ☐ need input, ☐ N/A SETBACKS MINIMIZE BUILDING HEIGHT ADJACENT TO THE RESIDENTIAL SCALE NEIGHBORHOOD TO THE WEST OF THE SITE.

5. Incorporate civic art in both public and private development

☐ incorporated, ☐ need input, ☒ N/A NO ART PROPOSED

6. Protect important public views

☒ incorporated, ☐ need input, ☐ N/A PROJECT DOES NOT ENCROACH INTO THE CAPITOL VIEW CORRIDORS ON BOTH THE EAST AND WEST SIDES OF THE SITE.

7. Avoid historical misrepresentations

☒ incorporated, ☐ need input, ☐ N/A NO MIMICRY OF PAST ARCHITECTURAL STYLES IS PROPOSED.

8. Respect adjacent historic buildings

☒ incorporated, ☐ need input, ☐ N/A THE PROPOSED PROJECT IS BROKEN INTO DIFFERENT MASSES AND ONE PORTION IS SET BACK FROM THE PROPERTY LINE AS MUCH AS POSSIBLE TO REDUCE THE APPARENT MASS OF THE BUILDING ADJACENT TO HISTORIC STRUCTURES. GREEN SCREENING WILL BE PROVIDED ON BOTH SIDES OF THE PARKING GARAGE ADJACENT TO THE HISTORIC PROPERTY.

9. Acknowledge that rooftops are seen from other buildings and the street

☒ incorporated, ☐ need input, ☐ N/A THREE ROOF LEVELS (7, 13 AND 22) ARE ACCESSIBLE AMENITY DECKS WITH LANDSCAPING.

10. Avoid the development of theme environments

☒ incorporated, ☐ need input, ☐ N/A NO THEMED ENVIRONMENT PROPOSED.

11. Recycle existing building stock

☐ incorporated, ☐ need input, ☒ N/A NO EXISTING BUILDINGS CURRENTLY ON THE SITE.

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street

☒ incorporated, ☐ need input, ☐ N/A

SHADE AND COVER OVERHEAD ARE PROVIDED BY BUILDING OVERHANGS (DO NOT EXTEND OVER THE PROPERTY LINE) AND NEW STREET TREES PER GREAT STREETS STANDARDS.

2. Minimize curb cuts

☒ incorporated, ☐ need input, ☐ N/A

ACCESS POINTS TO PARKING GARAGE FROM 8TH ST AND ALLEY HAVE BEEN LOCATED IN CONSULTATION WITH THE CITY OF AUSTIN.

3. Create a potential for two-way streets

☐ incorporated, ☐ need input, ☒ N/A

NO PROPOSED CHANGES TO TRAFFIC CIRCULATION.

4. Reinforce pedestrian activity

☒ incorporated, ☐ need input, ☐ N/A

SIDEWALKS TO BE IMPROVED PER GREAT STREETS STANDARDS. LOBBIES AND LIVE-WORK UNITS AT BOTH NUECES AND SAN ANTONIO PROMOTE PEDESTRIAN TRAFFIC.

5. Enhance key transit stops

☐ incorporated, ☐ need input, ☒ N/A

NO ADJACENT TRANSIT STOPS. SEE VICINITY MAP FOR NEAREST TRANSIT.

6. Enhance the streetscape

☒ incorporated, ☐ need input, ☐ N/A

STREET TREES AND STREETSCAPE AMENITIES TO BE PROVIDED PER GREAT STREETS STANDARDS. SEE SITE PLAN.

7. Avoid conflicts between pedestrians and utility equipment

☒ incorporated, ☐ need input, ☐ N/A

NO UTILITY EQUIPMENT PROPOSED IN PUBLIC RIGHT-OF-WAY. UTILITY ROOMS LOCATED TO MINIMIZE VISIBILITY.

8. Install street trees

☒ incorporated, ☐ need input, ☐ N/A

STREET TREES TO BE ADDED AT ALL ADJACENT SIDEWALKS PER GREAT STREETS STANDARDS.

9. Provide pedestrian-scaled lighting

☒ incorporated, ☐ need input, ☐ N/A

TO BE INSTALLED PER GREAT STREETS STANDARDS

10. Provide protection from cars/promote curbside parking

☒ incorporated, ☐ need input, ☐ N/A

PARALLEL PARKING ALREADY PERMITTED ON SAN ANTONIO ST. ADDITIONAL SIDEWALK UPGRADES PER GREAT STREETS STANDARDS WILL BUFFER SIDEWALK FROM TRAFFIC.

11. Screen mechanical and utility equipment

☒ incorporated, ☐ need input, ☐ N/A

ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER SUBCHAPTER E. UTILITY ROOMS AND TRASH PICK-UP AT GROUND LEVEL HAS BEEN LOCATED OFF THE ALLEY TO MINIMIZE VISIBILITY.

12. Provide generous street-level windows

☒ incorporated, ☐ need input, ☐ N/A

GROUND FLOORS AT BOTH FRONTAGES ARE HIGHLY TRANSPARENT WITH SIGNIFICANT VISIBILITY IN AND OUT OF LOBBIES AND LIVE-WORK UNITS.

13. Install pedestrian-friendly materials at street level

☒ incorporated, ☐ need input, ☐ N/A

BUILDING MATERIALS AND LANDSCAPING AT STREET LEVEL TO CREATE A HIGH QUALITY AND DURABLE ENVIRONMENT.

GUIDELINES FOR PLAZAS AND OPEN SPACE

1. Treat the four squares with special consideration

☐ incorporated, ☐ need input, ☒ N/A

PROPOSED PROJECT INCREASES USERS OF WOOLRIDGE SQUARE PARK.

2. Contribute to an open space network

☐ incorporated, ☐ need input, ☒ N/A

NO PLAZA PROPOSED

3. Emphasize connections to parks and greenways

☒ incorporated, ☐ need input, ☐ N/A

SAN ANTONIO ST. LOBBY AT NORTHEAST CORNER OF SITE PROMOTES CONNECTION TO WOOLRIDGE SQUARE PARK.

4. Incorporate open space into residential development

☒ incorporated, ☐ need input, ☐ N/A

PRIVATE AMENITY SPACES ARE LOCATED AT MULTIPLE ROOF TERRACES (LEVELS 7, 13 AND 22).

5. Develop green roofs

☒ incorporated, ☐ need input, ☐ N/A

LANDSCAPING TO BE INCORPORATED AT ROOF TERRACES AT LEVELS 7, 13 AND 22.

6. Provide plazas in high use areas

☐ incorporated, ☐ need input, ☒ N/A

NO PLAZA PROPOSED

7. Determine plaza function, size, and activity

☐ incorporated, ☐ need input, ☒ N/A NO PLAZA PROPOSED

8. Respond to microclimate in plaza design

☐ incorporated, ☐ need input, ☒ N/A NO PLAZA PROPOSED

9. Consider views, circulation, boundaries, and subspaces in plaza design

☐ incorporated, ☐ need input, ☒ N/A NO PLAZA PROPOSED

10. Provide an appropriate amount of plaza seating

☐ incorporated, ☐ need input, ☒ N/A NO PLAZA PROPOSED

11. Provide visual and spatial complexity in public spaces

☒ incorporated, ☐ need input, ☐ N/A OPEN SPACES FOR RESIDENTS AT MULTIPLE ROOF TERRACES PROVIDE VIEWS IN ALL DIRECTIONS.

12. Use plants to enliven urban spaces

☒ incorporated, ☐ need input, ☐ N/A STREETSCAPE PLANTING PER GREAT STREETS STANDARDS

13. Provide interactive civic art and fountains in plazas

☐ incorporated, ☐ need input, ☒ N/A NO PLAZA PROPOSED

14. Provide food service for plaza participants

☐ incorporated, ☐ need input, ☒ N/A NO PLAZA PROPOSED

15. Increase safety in plazas through wayfinding, lighting, & visibility

☐ incorporated, ☐ need input, ☒ N/A NO PLAZA PROPOSED

16. Consider plaza operations and maintenance

☐ incorporated, ☐ need input, ☒ N/A NO PLAZA PROPOSED

GUIDELINES FOR BUILDINGS

1. Build to the street



incorporated,



need input,



N/A

BUILDING IS BUILT TO PROPERTY LINE WITH SMALL SETBACKS AT GROUND LEVEL.

2. Provide multi-tenant, pedestrian-oriented development at the street level



incorporated,



need input,



N/A

BOTH NUECES AND SAN ANTONIO STREET FRONTAGES INCLUDE LIVE-WORK UNITS.

3. Accentuate primary entrances



incorporated,



need input,



N/A

BOTH NUECES AND SAN ANTONIO STREET FRONTAGES INCLUDE PEDESTRIAN-ORIENTED LOBBIES.

4. Encourage the inclusion of local character



incorporated,



need input,



N/A

BOTH STREET FRONTAGES TO BE HIGHLIGHTED WITH QUALITY MATERIALS AND LANDSCAPING.

5. Control on-site parking



incorporated,



need input,



N/A

ON SITE PARKING IN A SECURE GARAGE PROVIDED FOR ALL TENANTS. VISIBILITY INTO THE GARAGE TO BE SCREENED WITH A GREEN SCREEN ON ALL SIDES ADJACENT TO THE HISTORIC BUILDINGS.

6. Create quality construction



incorporated,



need input,



N/A

HIGH QUALITY CONSTRUCTION AND MATERIALS

7. Create buildings with human scale



incorporated,



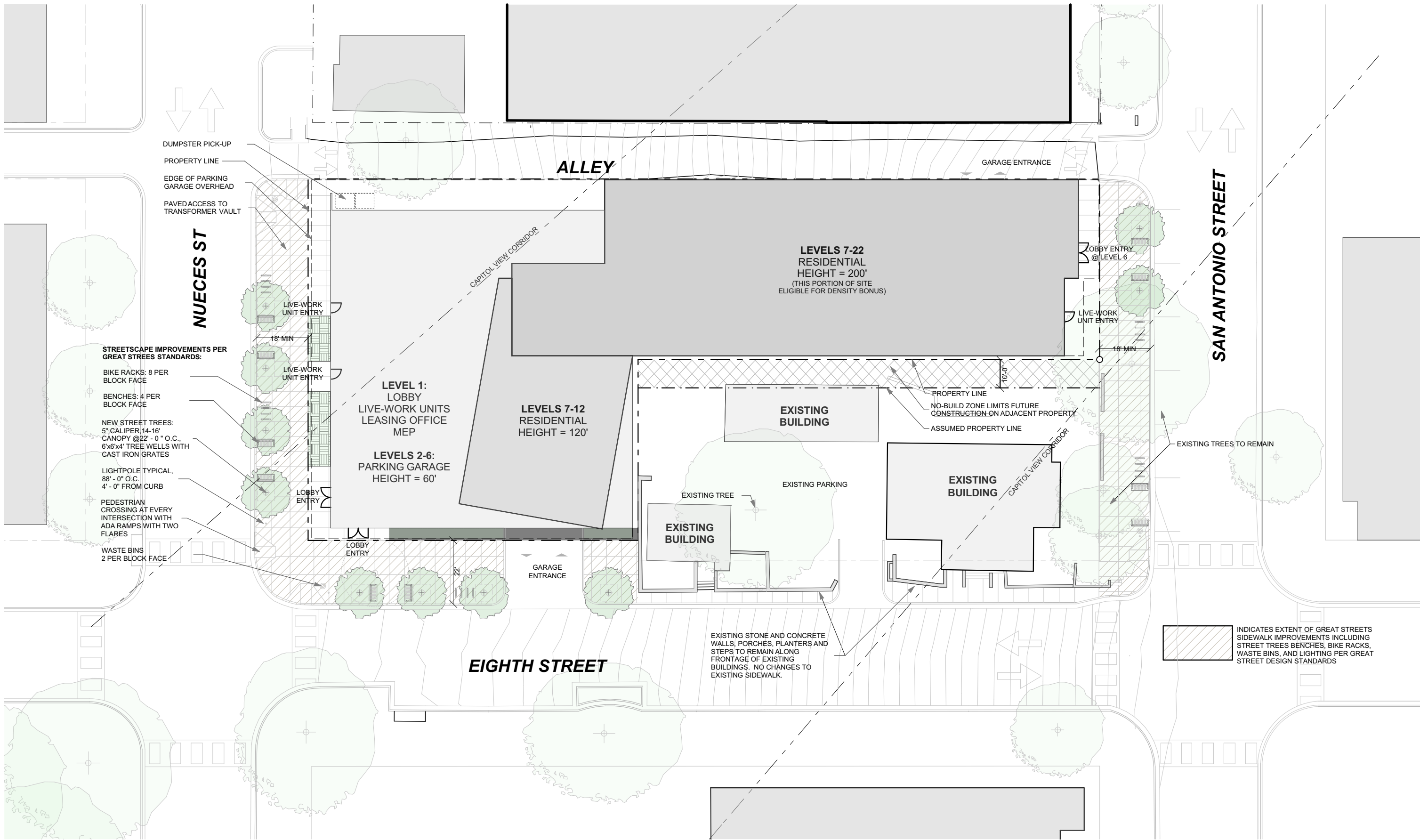
need input,



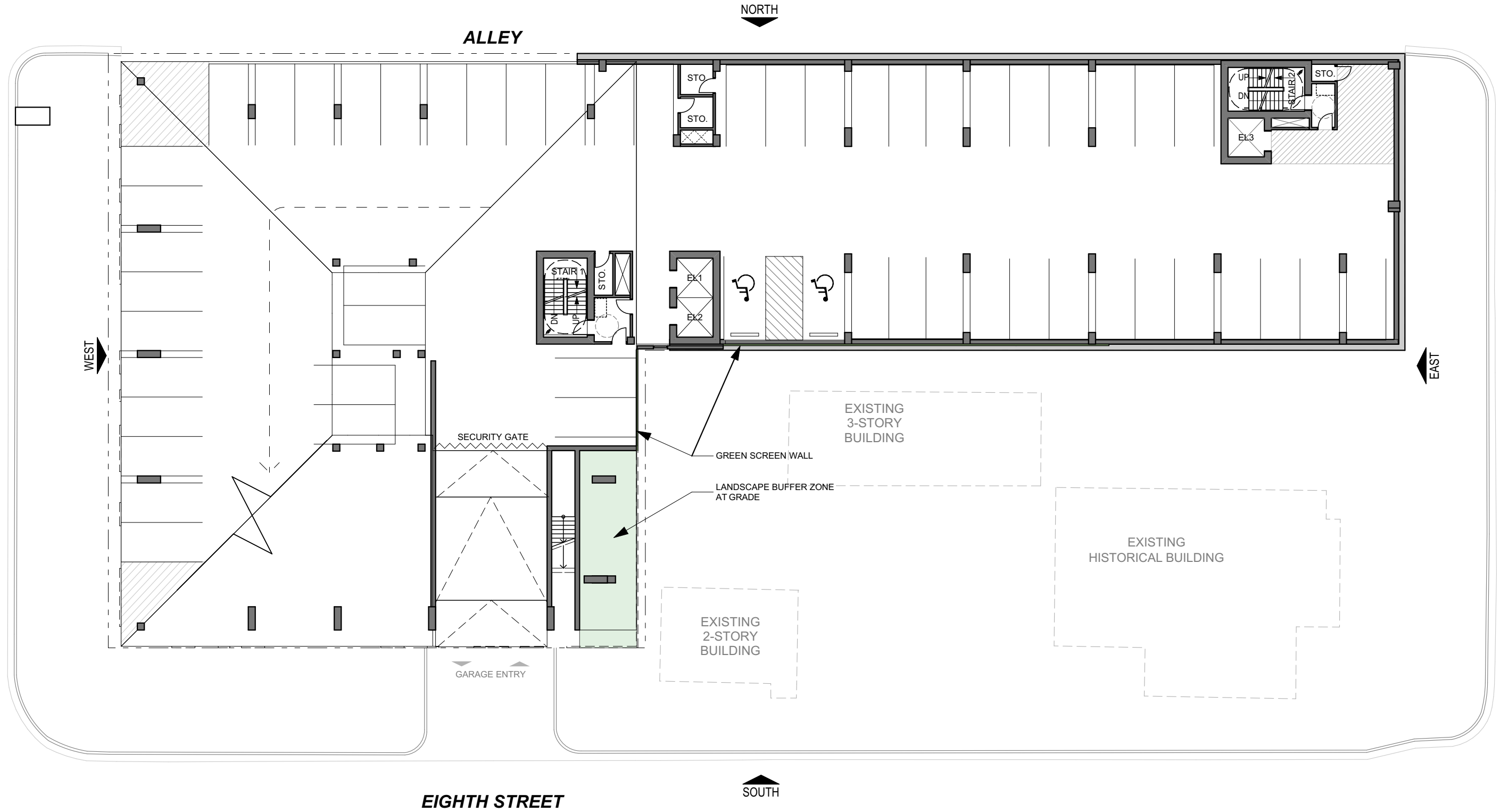
N/A

THE BUILDING HAS BEEN DESIGNED WITH A VARIETY OF SCALES. STREET LEVEL USES HAVE BEEN DIFFERENTIATED TO CREATE A HUMAN SCALE AND STAND OUT FROM THE RESIDENTIAL FLOORS ABOVE.





NUECES STREET

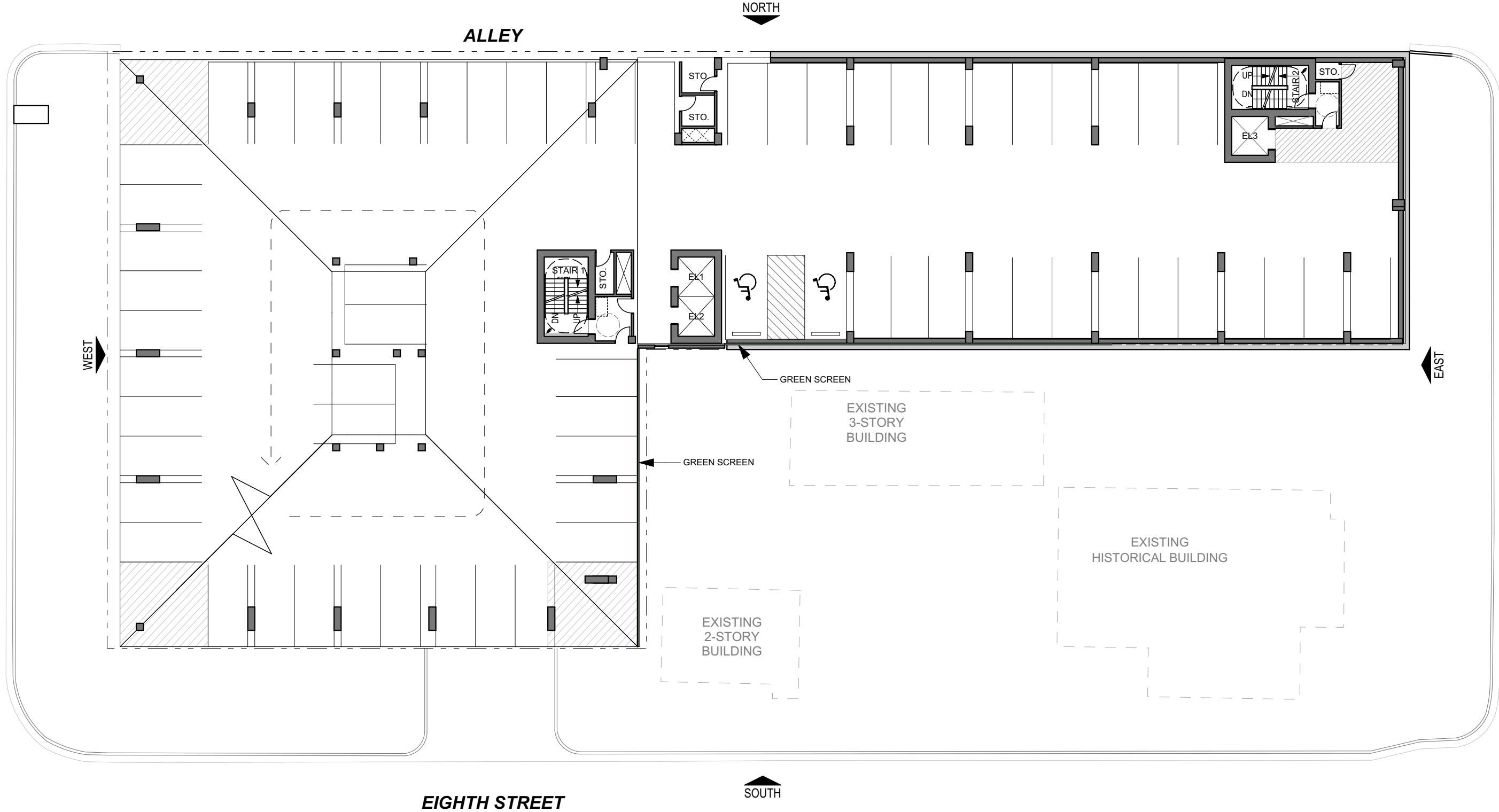


FLOOR PLAN - LEVEL 2
SCALE: 1" = 20'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013

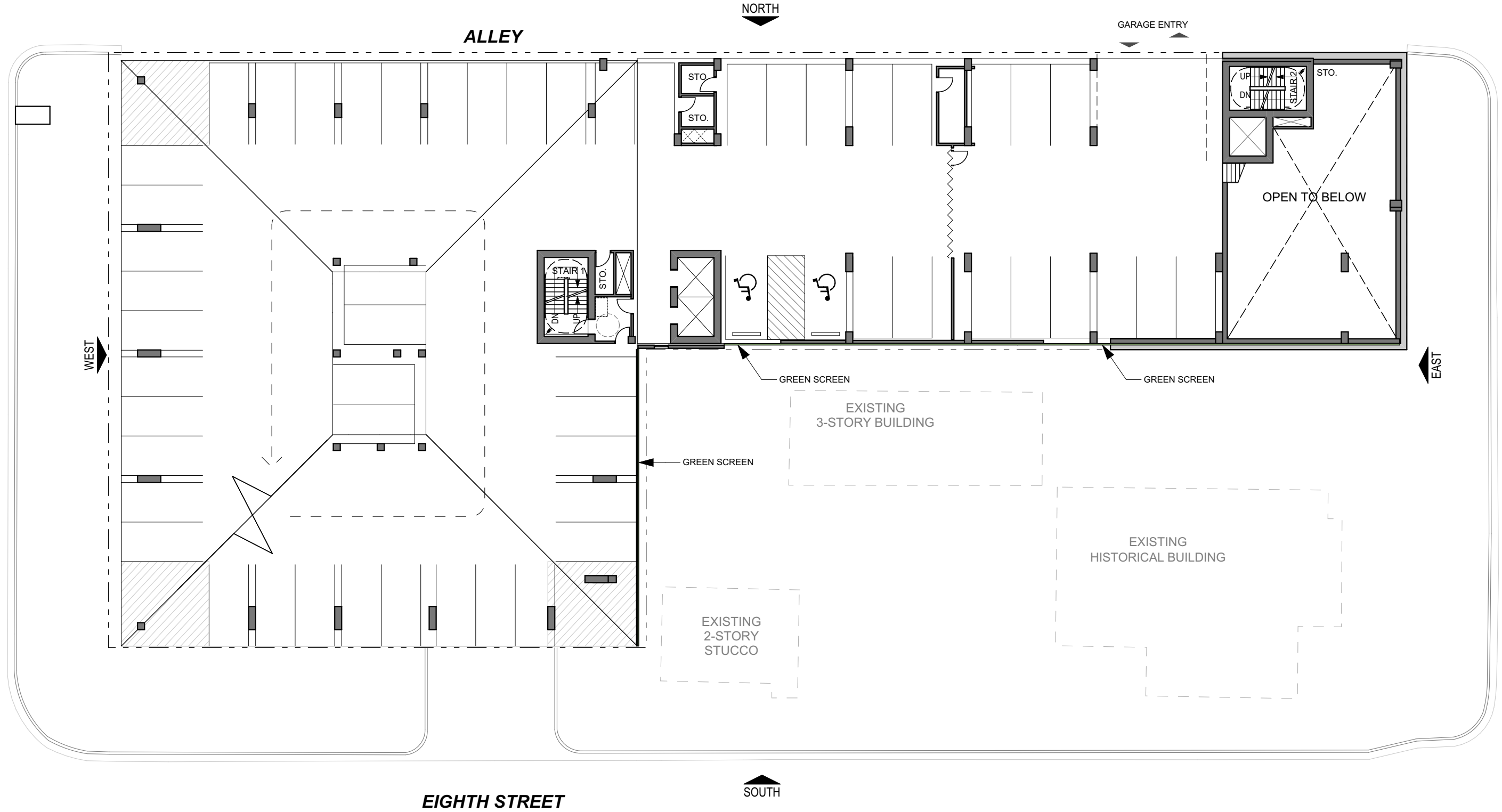
SAN ANTONIO STREET

NUECES STREET



SAN ANTONIO STREET

NUECES STREET

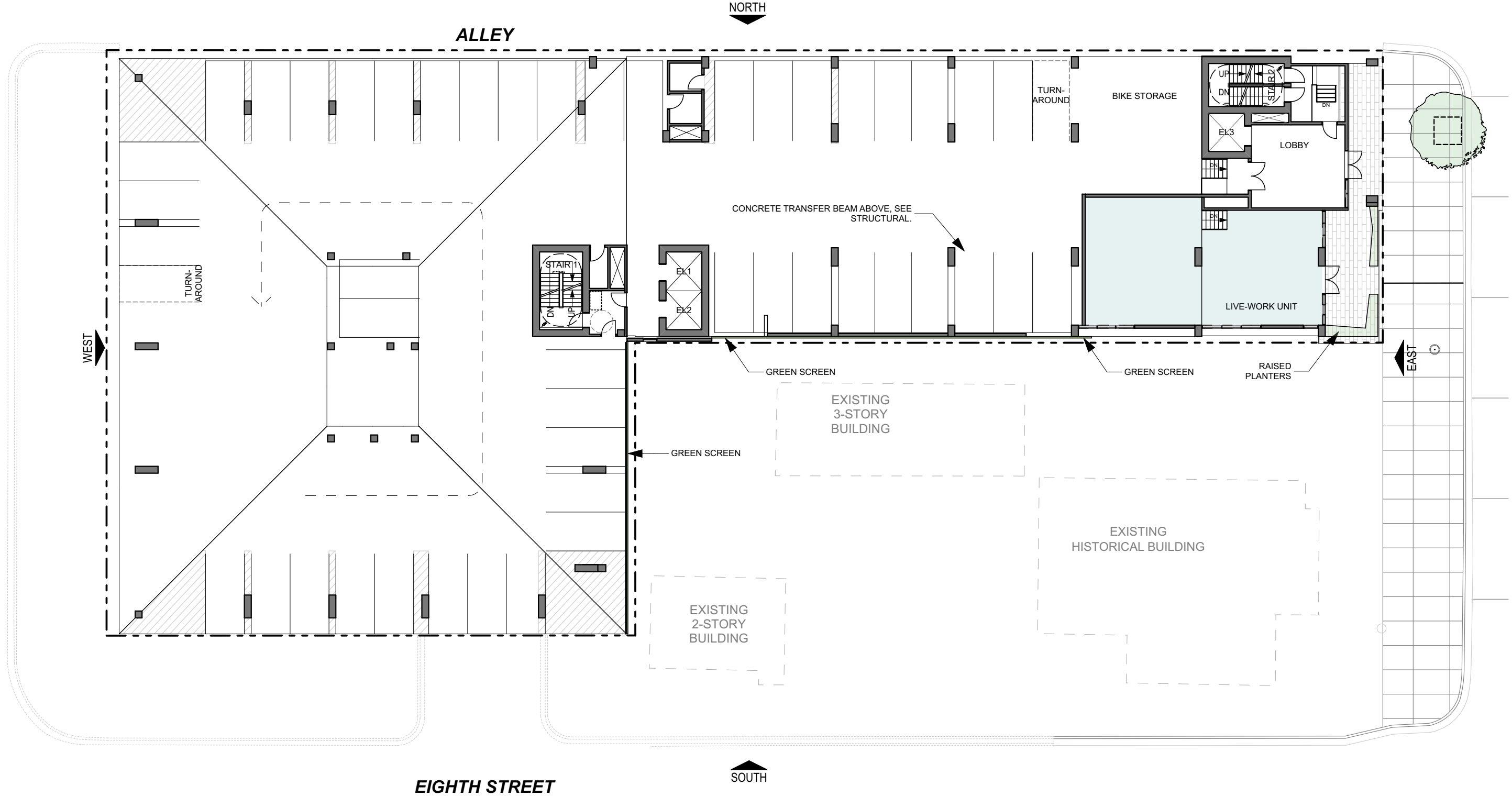


FLOOR PLAN - LEVEL 5
SCALE: 1" = 20'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013

SAN ANTONIO STREET

NUECES STREET



FLOOR PLAN - LEVEL 6
SCALE: 1" = 20'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013



FLOOR PLAN - LEVEL 7
SCALE: 1" = 20'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013



FLOOR PLAN - LEVEL 8 - 12
SCALE: 1" = 20'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013



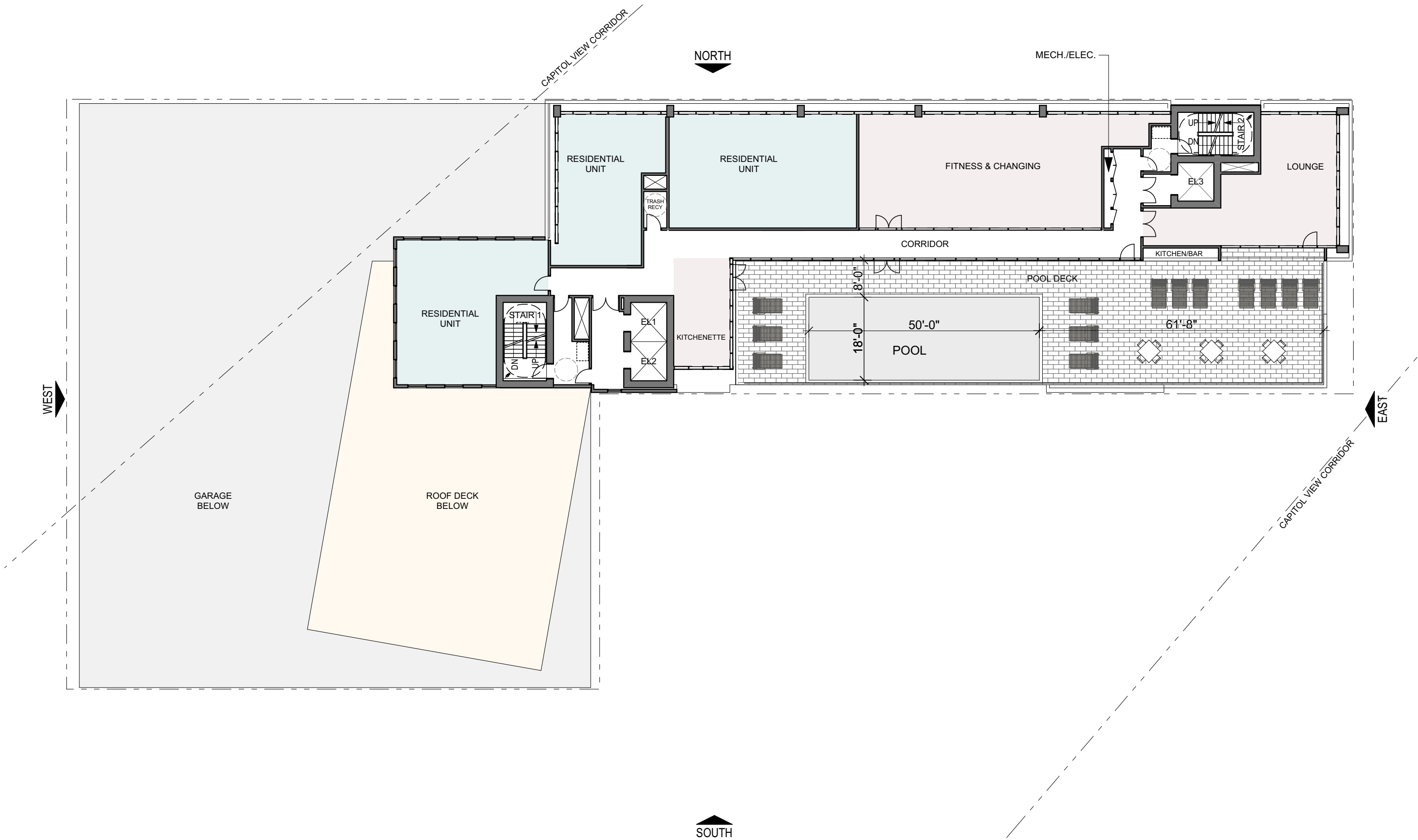
FLOOR PLAN - LEVEL 13
SCALE: 1" = 20'-0"

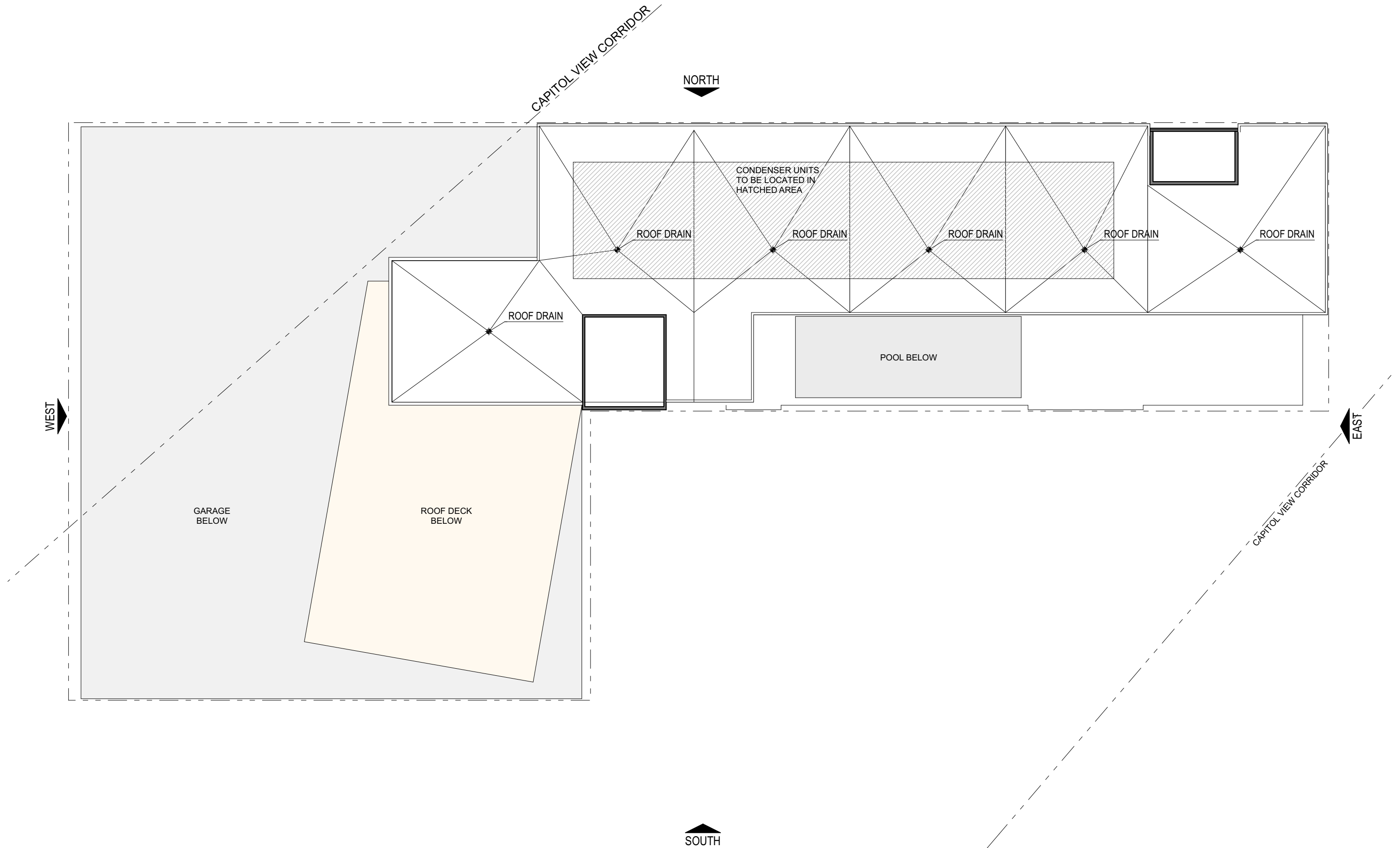
ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013



FLOOR PLAN - LEVEL 14 - 21
SCALE: 1" = 20'-0"

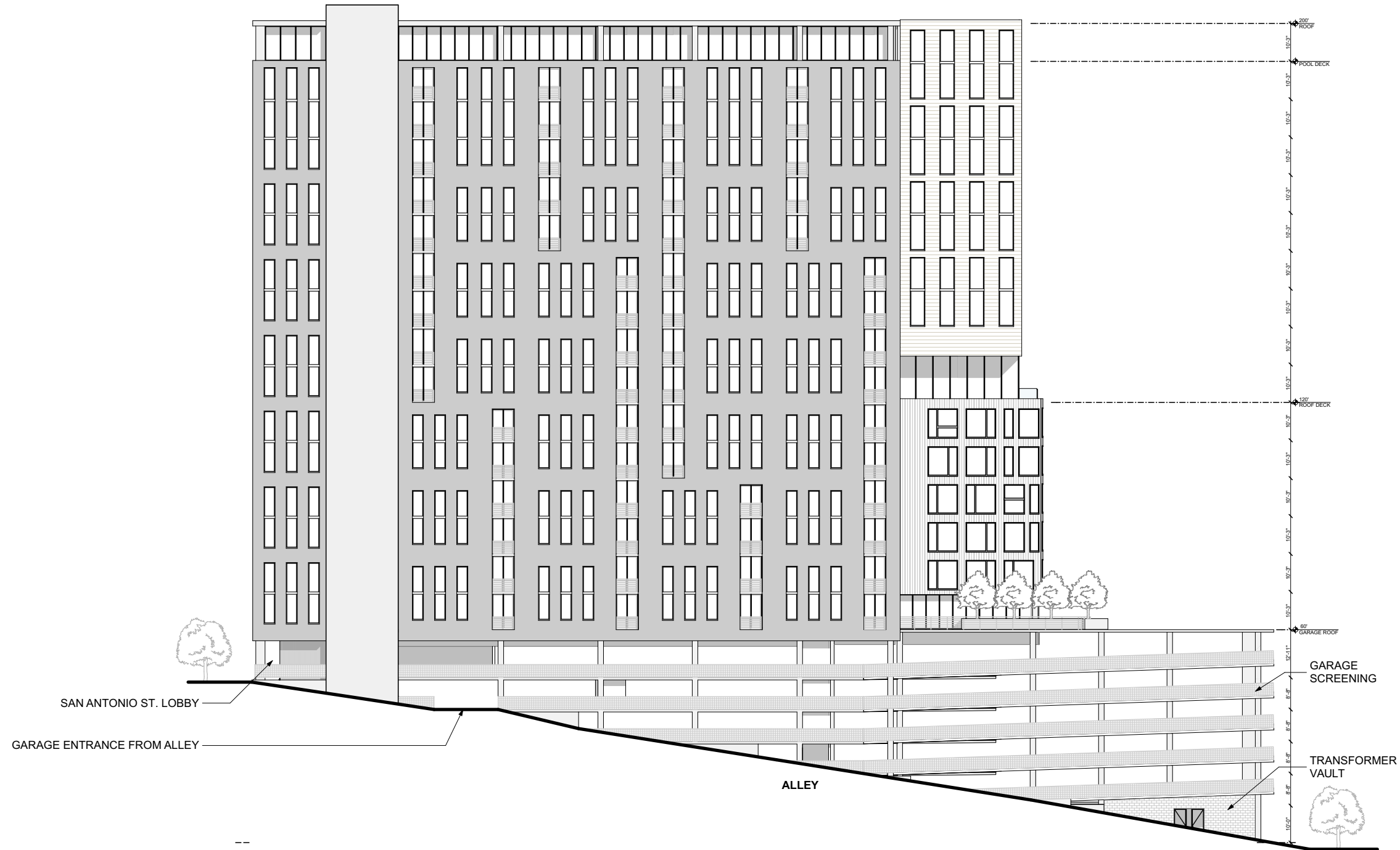
ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013





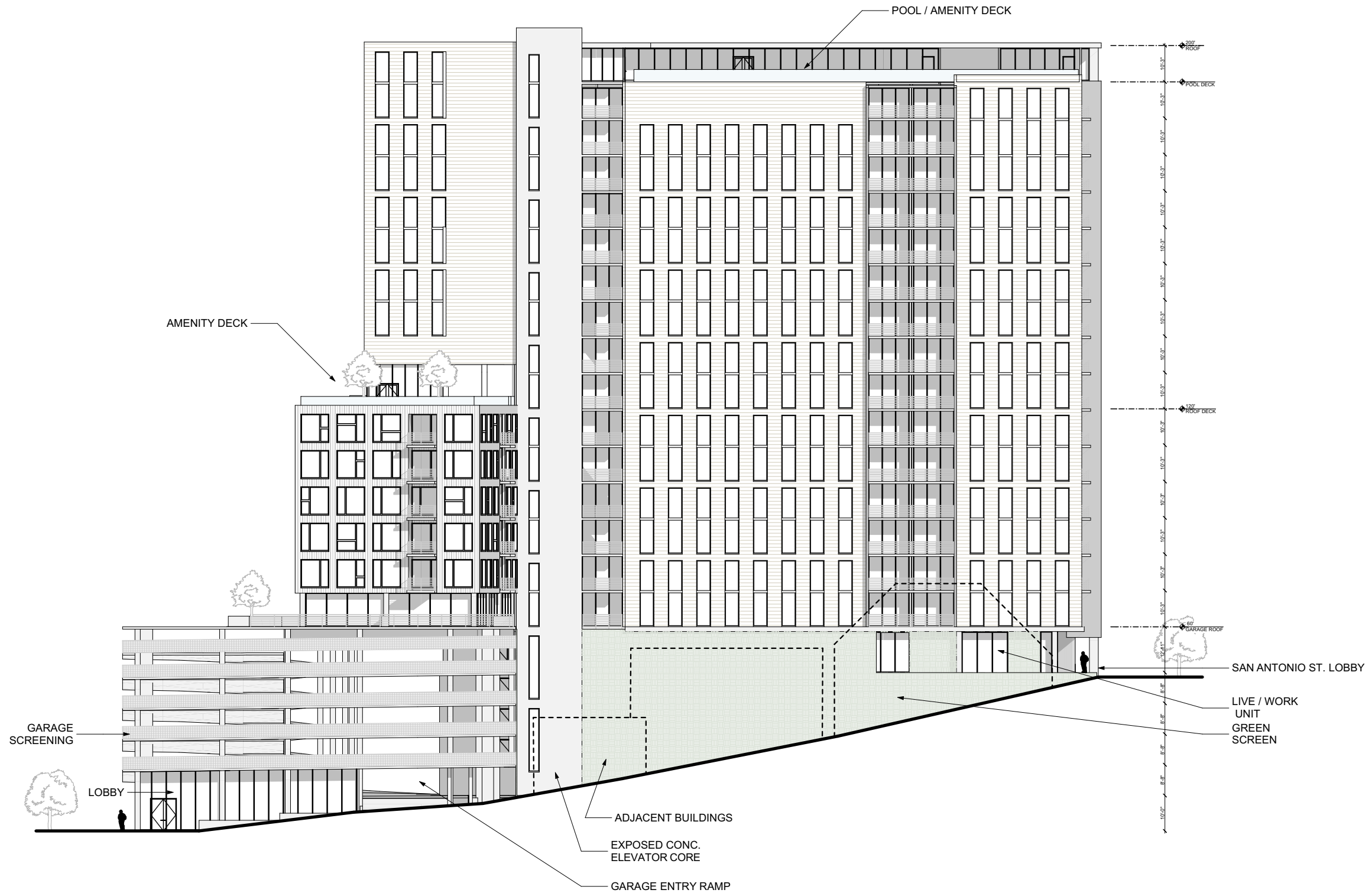
ROOF PLAN
SCALE: 1" = 20'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013



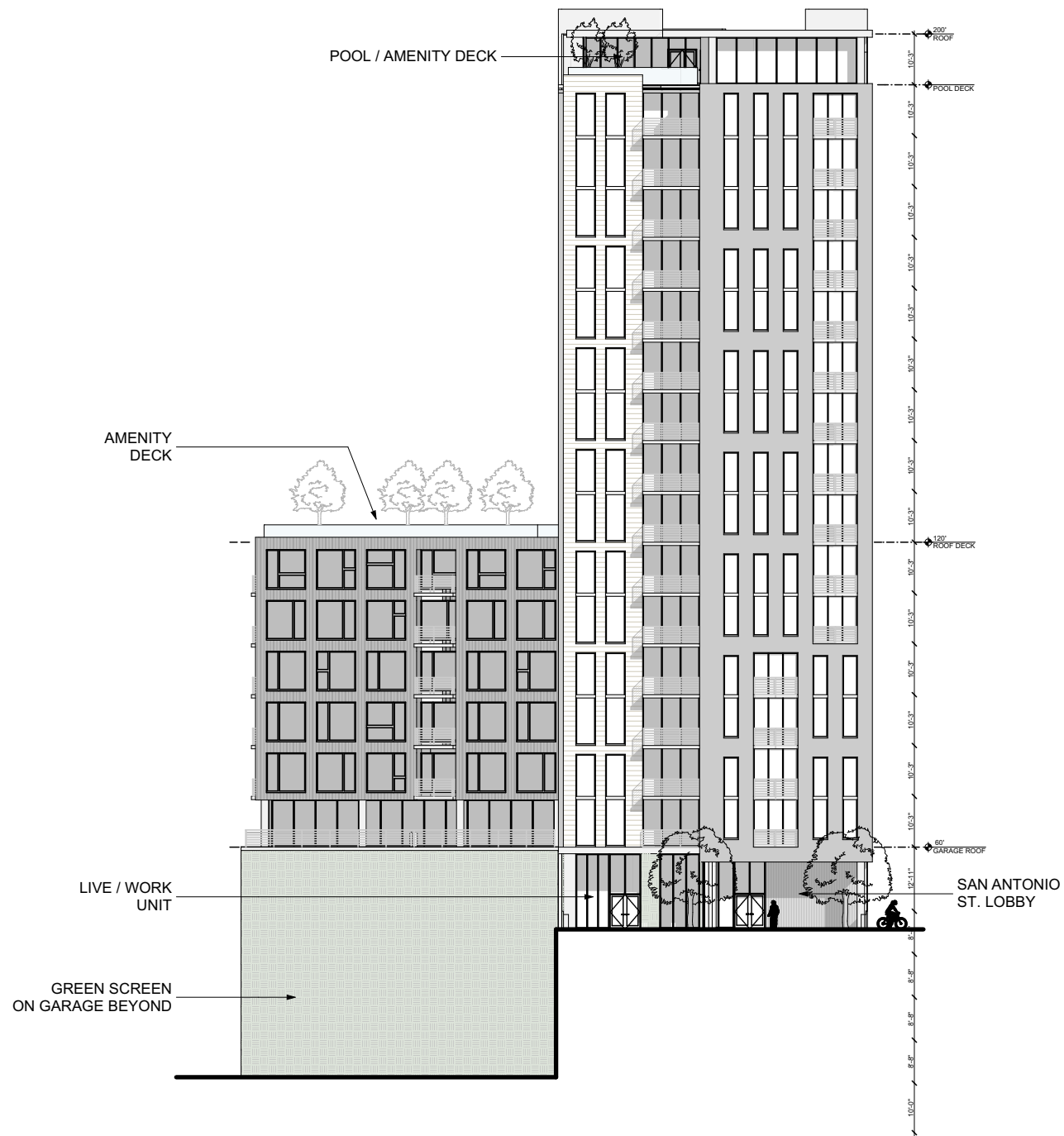
NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013

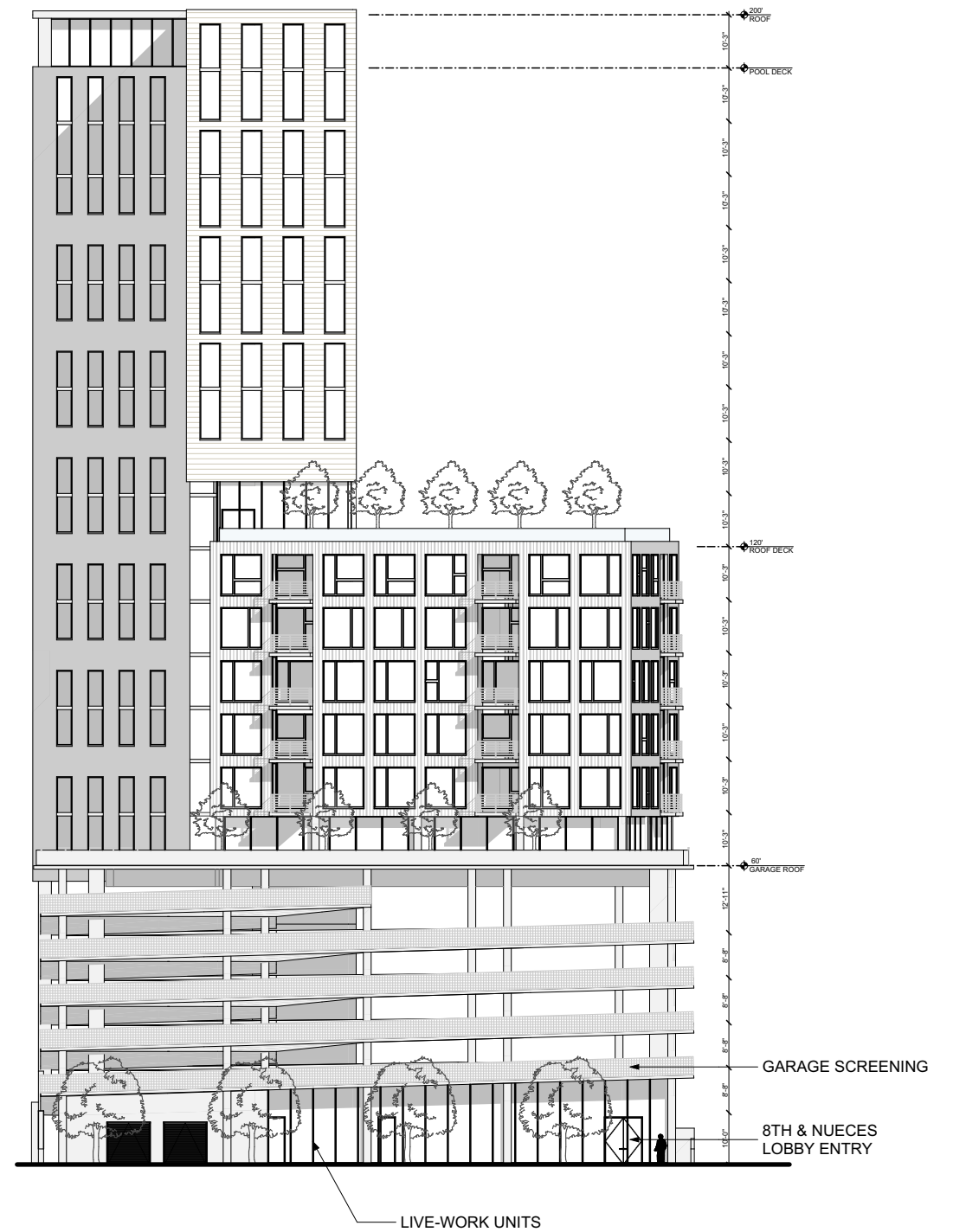


SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013



EAST ELEVATION
SCALE : 3/32" = 1'-0"



WEST ELEVATION
SCALE : 3/32" = 1'-0"

ASPEN HEIGHTS APARTMENTS
AUSTIN, TEXAS
DESIGN COMMISSION SUBMISSION
NOVEMBER 11, 2013



The Executive Committee discussed current Working Group structure and ways to improve Design Commission efficiency by streamlining the working groups.

The recommended structure is as follows:

1. Planning and Urban Design Working Group
2. Architecture and Development Working Group
3. Landscape and Infrastructure Working Group
4. Public Engagement Working Group